

Bat Risk Assessment of:

8 Olive Street
Waldridge
DH2 3SQ

Prepared for:

Ms D Carter
8 Olive Street
Waldridge
DH2 3SQ

Job Ref: Carter_8OliveSt_Bat1.1

Report prepared by	Position	Date
Barry Anderson MCIEEM MArborA	Director	24/02/2023
Report verified by	Position	Date
Barry Anderson MCIEEM MArborA	Director	24/02/2023



CONTENTS

1.0	Executive Summary	Page 3
2.0	Introduction	Page 4
2.1	Purpose of report	
2.2	Details of proposals	
2.3	Survey timing, methodology & personnel	
2.4	Legal status of bats	
3.0	Report Findings	Page 6
3.1	Pre-existing information	
3.2	Status of species recorded in the search area	
3.3	Site location and surrounding area	
3.4	Site/Building inspection	
4.0	Risk Assessment	Page 12
4.1	Limitations	
4.2	Results	
5.0	Recommendations	Page 13
6.0	References	Page 14

1.0 EXECUTIVE SUMMARY

1.0.1 Dendra Consulting Ltd was commissioned by Ms D Carter to undertake a bat risk assessment of 8 Olive Street, Waldrige. The bat risk assessment was carried out in order to inform a planning application for the extension of the building.

1.0.2 Overall the property is located in an area of good quality foraging habitat for bats. However bat records for the area are very few. There are no records from the property or within 500m.

1.0.3 An internal and external examination of the property was undertaken on the 15th February 2023. The building contains gaps at the front and rear elevations which could be used by bats. Access to the roof void was unrestricted and bats had the potential to get through the felt into the void. No potential for access by bats was present in the flat roofed extensions. No evidence of use by bats was found externally or internally.

1.0.4 Overall the building was assessed as holding **low** potential to contain roosting bats, with reference to current industry guidance (Collins, 2016). No further survey work is recommended in this instance; instead, supervision of some of the work is recommended. Emergency procedures in the unlikely event of bats or evidence of bats being discovered during the works are provided as a precautionary measure of good working practice.

2.0 INTRODUCTION

2.1 Purpose of Report

2.1.1 Dendra Consulting Ltd was commissioned by Ms D Carter to undertake a bat risk assessment of 8 Olive Street, Waldridge. The bat risk assessment was carried out in order to inform a planning application for the extension of the building. The scope of the report was to:

- Undertake a risk assessment of the building with regards to potential bat usage,
- Assess the potential for the current proposals to affect bats,
- Advise on any further survey work, if required,
- Formulate an appropriate mitigation strategy, if required.

2.2 Details of Proposals

2.2.1 The proposed works involve creating a first floor extension over the existing rear single storey extensions.

2.3 Survey Timing, Methodology & Personnel

2.3.1 The site visit was conducted on the 15th February 2023 by Barry Anderson. Barry is an experienced ecologist holding a Natural England Level 2 Bat Survey Class Licence (WML-CL18) and is a full member of the Chartered Institute of Ecology & Environmental Management (CIEEM). The purpose of the visit was to carry out an external and internal inspection of the building in order to assess the site's suitability for bats, signs of bats and potential entry/exit points. The survey was conducted in accordance with best practice guidelines (Collins, 2016). The weather on the day of the visit was fine and dry.

2.4 Legal Status of Bats

2.4.1 All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2019. This law makes it illegal to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat^[*]
- Damage or destroy a bat roost or resting place

^[*]Disturbance of bats includes in particular any disturbance which is likely to:

- Impair their ability
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - to hibernate or migrate
- Affect significantly the local distribution or abundance of the species to which they belong.

3.0 REPORT FINDINGS

3.1 Pre-Existing Information

3.1.1 Data held by the Environmental Records Information Centre North East (ERIC) has revealed the presence of the following species within a 1km radius: common pipistrelle *Pipistrellus pipistrellus*. There are no records (roost or flight records) within 500m of the property.

3.2 Status of Species Recorded in the Search Area

3.2.1 Local level

There is insufficient data available to assess the status of bats in the local area. The county/regional status of the species likely to exist in the search area is therefore likely to provide the most reasonable assessment.

3.2.2 County/regional levels (North East England Nature Partnership)

- Common pipistrelles are found on modern housing estates and are ubiquitous throughout the whole of the DBAP area.

3.2.3 National level (Bat Conservation Trust)

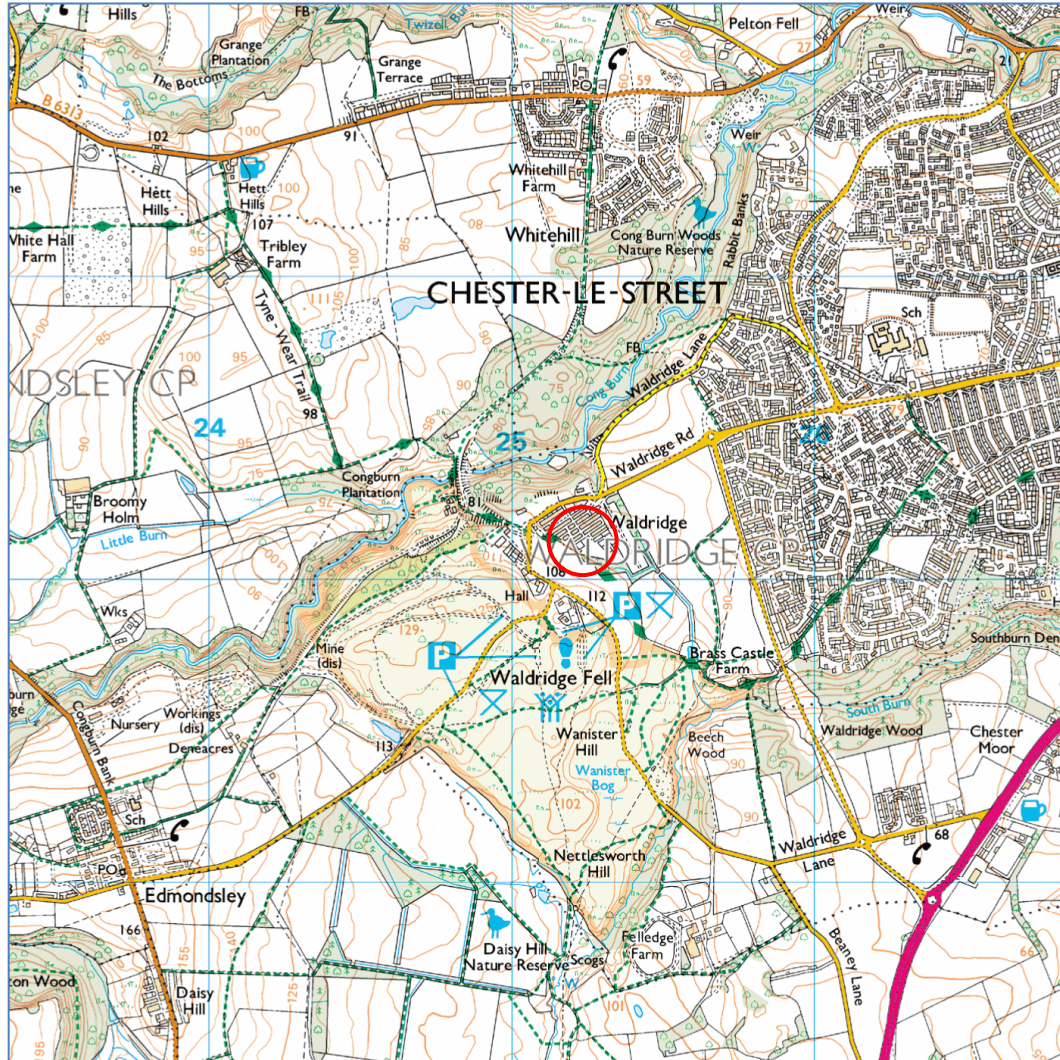
- Common pipistrelle – Increasing

3.3 Site Location and Surrounding Area

3.3.1 The property is located within the village of Waldrige, near Chester le Street, County Durham. The OS National Grid reference for the site is NZ25235014. The property is an end terrace set in a rural location with other residential properties to the north, east and southwest for 50m. Beyond this, and immediately to the south east, the landscape is open countryside containing extensive woodland, lowland heath and agricultural land. The nearest water course is a small ditch 140m to the north east which flows into the Cong Burn 270m to the north of the property. The nearest woodlands lie 70m to the south and 120m to the north. Overall the property is located in an area of

good quality foraging habitat for bats. Figure 1 shows the site location and surrounding area.

Figure 1 - Site location and surrounding area.



3.4 Site/Building Inspection

3.4.1 The property consists of a two storey end terrace with one and two storey extensions on the rear elevation (photograph 1). The roof of the main section is pitched and covered with slate. The slates and ridge were in good condition with no obvious gaps present. The pointing between the roof and gable wall was in excellent condition with no gaps (photograph 2). The flat roofed sections were covered with felt and there were no obvious gaps between the roofs, soffits and walls (photograph 3). Fascias on the front and rear elevations did not seal well to the walls and gaps were present (photograph 3). No evidence of bats was found during the external inspection.

3.4.2 Internally, the main roof void was accessible via a loft hatch. The roof was lined with bitumen felt and were heavily draped with cobwebs (photograph 4). Small plastic tubes have been placed between the felt layers (photograph 5) which would allow bats access into the actual void itself. No evidence of bats was found during the internal inspection.

Photograph 1 – Northern elevation of property to be extended



Photograph 2 – Pointing between slates and wall at gable end in good condition



Photograph 3 – Gaps visible at first floor soffit. No gaps at ground floor extensions



Photograph 4 – Internal view of roof void



Photograph 5 – Ventilation in the roofing membrane which would allow bats access to the roof void



4.0 RISK ASSESSMENT

4.1 Limitations

4.1.1 The risk assessment was carried out February when bats are hibernating. Throughout the year, bats are known to roost deep in cracks, crevices and cavity walls making roosts difficult to identify during a visual assessment. Bats may move between several roosts depending on metabolic and social requirements (English Nature, 2004) and therefore may not be resident at a particular roost at the time of survey. A lack of evidence should not therefore be considered proof of a lack of bat roost. Bat roosts remain protected throughout the year, including periods during which they are not occupied.

4.2 Results

4.2.1 The building is located in an area of good quality bat foraging habitat. However bat records for the area are sparse.

4.2.2 The building contains gaps at the front and rear elevations which could be used by bats. Access to the roof void was unrestricted and bats had the potential to get through the felt into the void. No potential for access by bats was present in the flat roofed extensions. No evidence of use by bats was found externally or internally.

4.2.3 Therefore, despite the proximity to good quality foraging areas the building has been classified as having a low potential to contain roosting bats, under current industry guidance (Collins, 2016).

5.0 RECOMMENDATIONS

5.0.1 The building has been classified as having a low risk of containing roosting bats under current industry guidelines. In such circumstances the best practice guidelines state that the project ecologist should use their best judgement to decide how to proceed. In this instance we do not recommend further surveys but we do recommend supervision of the works when the new extension is being tied into the existing roof line on the northern elevation. No restrictions on the timing of the works are deemed necessary with regards to bats.

5.0.2 As a measure of good working practice, the following information should be supplied to contractors undertaking the building works:

- In the highly unlikely event that bats are found all works will stop and the consultant will be contacted immediately – **Barry Anderson 07900894160/0191 3719636**. If the consultant cannot be reached the Bat Conservation Trust (BCT) should be contacted via their emergency helpline number 0845 1300 228.
- If the roost is still intact, or can be repaired, this should be done immediately with bats left *in situ*.
- Any injured bats, and bats which cannot be returned to the roost and may be vulnerable to inclement weather and/or predation, should be collected using gloved hands and placed into a suitable container with breathing holes. Anyone bitten by a bat should seek immediate medical attention.
- In all cases where bats are found, the Senior Nature Conservation Organisation (SNCO) must be informed: In this instance the appropriate body is Natural England. Telephone: 0300 060 2219.
- A European Protected Species Mitigation (EPSM) licence may be required for the works to continue if bats are found.

6.0 REFERENCES

Bat Conservation Trust (2022). *The National Bat Monitoring Programme Annual Report 2021*. Bat Conservation Trust, London.

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

North East England Nature Partnership. *Bats Action Plan*. Available at <https://neenp.org.uk/natural-environment/biodiversity-priorities/>

Viewed 23rd January 2023

Mitchell-Jones A. J., (2004). *Bat Mitigation Guidelines*. English Nature. Peterborough.